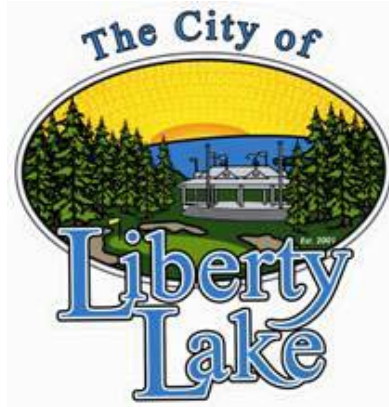


ENVIRONMENTAL CHECKLIST



Environmental Ordinance Section 11.10.230(1)

SEPA ENVIRONMENTAL CHECKLIST

WAC 197-11-960

Environmental Ordinance section 11.10.230(1)

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NON-PROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

FILE/PROJECT NO. _____

1. Name of proposed project, if applicable:

Adoption of Development Regulations to implement Comprehensive Plan

2. Name of applicant:

City of Liberty Lake

3. Address and phone number of applicant and contact person:

*1421 N. Meadowwood Lane, Ste. 120
Liberty Lake, WA 99019
(509)755-6706
Doug Smith, Director of Planning and Community Development*

4. Date checklist prepared:

April 27, 2004

5. Agency requesting checklist:

City of Liberty Lake Planning and Community Development Department

6. Proposed timing or schedule (including phasing, if applicable):

Anticipated adoption of Development Regulations is late Summer 2004

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
If yes, explain.

Upon adoption, properties within the city limit shall be developed as set forth in the City of Liberty Lake Comprehensive Plan

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

This proposal includes the entire City of Liberty Lake and it's proposed annexation area.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

*-Spokane County Comprehensive Plan Final Environmental Impact Statement prepared November 22nd, 2000.
-SEPA Checklist prepared by CLC Associates for Greenstone Development Corporation River Crossing Preliminary Plat/ Planned Unit Development*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

River Crossing Subdivision phasing development with Greenstone Corporation

10. List any government approvals or permits that will be needed for your proposal, if known.

Final approval by the City of Liberty Lake City Council

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Adoption of Development Regulations to bring development into compliance with the adopted Comprehensive Plan.

Upon adoption, properties within the city limit shall be developed as set forth in the City of Liberty Lake Comprehensive Plan and include single family residential, mixed residential, multifamily residential, neighborhood center, community center, central business district, community commercial, light industrial, public/semi-public institutional, freeway commercial, open space/recreation, and aesthetic corridor,.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The adopted Development Regulations will be applied to all property within the boundaries of the City of Liberty Lake

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).

The affected area lies within the ASA and a portion lies within the PSSA.

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

- a. General description of the site (circle one) flat, rolling, hilly, steep slopes,
- b. What is the steepest slope on the site (approximate percent slope)?
- Does not apply, this is a Non-Project action*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
- Does not apply, this is a Non-Project action*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- Does not apply, this is a Non-Project action*
- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
- Does not apply, this is a Non-Project action*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- Does not apply, this is a Non-Project action*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- Does not apply, this is a Non-Project action*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
- Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.*
- 2. AIR**
- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

Does not apply, this is a Non-Project action

- b. Are there any off-site sources of emissions or odor that may affect your proposal?

If so, generally describe.

Does not apply, this is a Non-Project action

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

3. WATER

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Spokane River lies directly north of the City boundaries, Liberty Lake lies south of the City boundaries.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Does not apply, this is a Non-Project action

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

Indicate the source of fill material.

Does not apply, this is a Non-Project action

- 4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Does not apply, this is a Non-Project action

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Does not apply, this is a Non-Project action

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Does not apply, this is a Non-Project action

b. Ground:

- 1) Will groundwater be withdrawn, or will water be discharged to ground water?
Give general description, purpose, and approximate quantities if known.

Does not apply, this is a Non-Project action

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable), or the number of persons the system(s) are expected to serve.

Does not apply, this is a Non-Project action

- 3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).

Does not apply, this is a Non-Project action

- 4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?

Does not apply, this is a Non-Project action

- 5) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

c. Water Runoff (including storm water)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Does not apply, this is a Non-Project action

- 2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a storm water disposal system discharging to surface or groundwater?

Does not apply, this is a Non-Project action

- 3) Could waste materials enter ground or surface waters? If so, generally describe.

Does not apply, this is a Non-Project action

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

4. PLANTS

- a. Check or circle types of vegetation found on the site:

Does not apply, this is a Non-Project action

- b. What kind and amount of vegetation will be removed or altered?

Does not apply, this is a Non-Project action

- c. List threatened or endangered species known to be on or near the site.

Does not apply, this is a Non-Project action

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Does not apply, this is a Non-Project action

- b. List any threatened or endangered species known to be on or near the site.

Does not apply, this is a Non-Project action

- c. Is the site part of a migration route? If so, explain.

Does not apply, this is a Non-Project action

- d. Proposed measures to preserve or enhance wildlife, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Does not apply, this is a Non-Project action

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

Does not apply, this is a Non-Project action

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Does not apply, this is a Non-Project action

- 1) Describe special emergency services that might be required.

Does not apply, this is a Non-Project action

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Does not apply, this is a Non-Project action

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Does not apply, this is a Non-Project action

- 3) Proposed measure to reduce or control noise impacts, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

Does not apply, this is a Non-Project action

- b. Has the site been used for agriculture? If so, describe.

Does not apply, this is a Non-Project action

- c. Describe any structures on the site.

Does not apply, this is a Non-Project action

- d. Will any structures be demolished? If so, which?

Does not apply, this is a Non-Project action

- e. What is the current zoning classification of the site?

Does not apply, this is a Non-Project action

- f. What is the current Comprehensive Plan designation of the site?

Does not apply, this is a Non-Project action

- g. If applicable, what is the current shoreline master program designation of the site?

Does not apply, this is a Non-Project action

- h. Has any part of the site been classified as an "environmentally sensitive" area?
If so, specify.

Does not apply, this is a Non-Project action

- i. Approximately how many people would reside or work in the completed project?

Does not apply, this is a Non-Project action

- j. Approximately how many people would the completed project displace?

Does not apply, this is a Non-Project action

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Does not apply, this is a Non-Project action

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Does not apply, this is a Non-Project action

- c. Proposed measures to reduce or control housing impacts, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply, this is a Non-Project action

- b. What views in the immediate vicinity would be altered or obstructed?

Does not apply, this is a Non-Project action

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Does not apply, this is a Non-Project action

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Does not apply, this is a Non-Project action

- c. What existing off-site sources of light or glare may affect your proposal?

Does not apply, this is a Non-Project action

- d. Proposed measures to reduce or control light and glare impacts, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Does not apply, this is a Non-Project action

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Does not apply, this is a Non-Project action

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers, known to be on or next to the site? If so, generally describe.

Does not apply, this is a Non-Project action

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

Does not apply, this is a Non-Project action

- c. Proposed measures to reduce or control impacts, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Does not apply, this is a Non-Project action

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Does not apply, this is a Non-Project action

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Does not apply, this is a Non-Project action

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Does not apply, this is a Non-Project action

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Does not apply, this is a Non-Project action

- f. How many vehicular trips per day would be generated by the completed project?

If known, indicate when peak volumes would occur.

Does not apply, this is a Non-Project action

- g. Proposed measures to reduce or control transportation impacts, if any:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Does not apply, this is a Non-Project action

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

16. UTILITIES

- a. Circle utilities currently available at the site:

Does not apply, this is a Non-Project action

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Does not apply, this is a Non-Project action

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Date: 5/11/2004

Proponent: City of Liberty Lake
(Please type or print)

Proponent: _____
(Signature)

Address: 1421 N. Meadowwood Lane. Suite 120 **City, State, Zip:** Liberty Lake, WA 99019

Phone: (509)755-6706

Person completing the form: Mary Wren, Environmental Specialist **Date:** 5/11/2004

Phone: (509)755-6707

FOR PLANNING & COMMUNITY DEVELOPMENT USE ONLY

Staff Member(s) Reviewing Checklist:

Based on this staff review of the environmental checklist and other pertinent information, the staff:

- A. X Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).
- B. Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

No significant impacts anticipated as a result of this proposal.

Proposed measures to avoid or reduce such increases are:

Development of a particular site shall be in compliance with all applicable regulations.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

No significant impacts anticipated as a result of this proposal

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

3. How would the proposal be likely to deplete energy or natural resources?

No significant impacts anticipated as a result of this proposal

Proposed measures to protect or conserve energy and natural resources are:

Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

No significant impacts anticipated as a result of this proposal

Proposed measures to protect such resources or to avoid or reduce impacts are:

Development of a particular site shall be consistent with all applicable regulations relating to environmentally sensitive areas and areas designated, eligible, or under study for governmental protection.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal would encourage uses compatible with the City's existing Comprehensive Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No specific mitigation measures are required. Development of a particular site shall be in compliance with all applicable regulations relating to land and shoreline use.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

New development will create an increase in demands on transportation, public utilities, and the need for services.

Proposed measures to reduce or respond to such demand(s) are:

Development of a particular site shall be consistent with all applicable environmental regulations.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

No conflicts are anticipated